



**363 Seabreeze Shorefield Road, Downton, Hampshire. SO41 0LH**

**Guide Price £24,500**



**Ross Nicholas & Company Limited**  
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BH25 6DQ  
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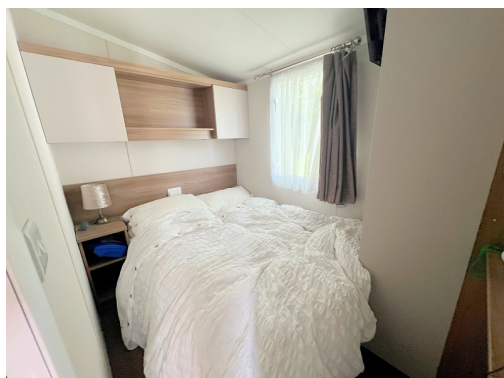




## **363 Seabreeze Shorefield Road, Downton, Lymington, Hampshire. SO41 0LH**

**Guide Price £24,500**

Swift Biaritz 38 x 12 two bedroom holiday Park Home is located on the highly popular holiday park site within a short distance of the New Forest and local beaches adjacent to woodland. Features of the property include Sitting Room, Kitchen/Breakfast room, Shower Room, separate En-Suite Cloakroom, UPVC double glazing, gas fired central heating, sun terrace and patio area. Eight years Lease remaining.





## **SITTING ROOM (10' 11" X 11' 11") OR (3.33M X 3.63M)**

Accessed by UPVC double opening French Doors. Aspects to both front and side elevations through UPVC double glazed windows. Ceiling light, wall light, panelled radiator, power points, TV display area with power points and connections, electric Dimplex fire, open way through to:

## **KITCHEN/BREAKFAST ROOM (11' 3" MAX X 11' 11") OR (3.44M MAX X 3.63M)**

Aspect to both side elevations through UPVC double glazed windows and UPVC double glazed door providing access onto side elevation. Recessed lighting, extractor fan, single bowl single drainer stainless steel sink unit with monobloc mixer tap set into a work surface extending along two walls with range of drawers and cupboards beneath. Integrated fridge and freezer. Fitted cooker with glass splash back and extractor fan over, storage cupboards to side, additional cupboard housing Morco gas fired boiler.

## **INNER HALL**

Recessed light and door provides access to:

## **BEDROOM 1 (8' 10" X 7' 11") OR (2.70M X 2.41M)**

Aspect to the rear elevation through UPVC double glazed window overlooking woodland, recessed light. Bed recess, bedside tables with storage cupboards over, panelled radiator, power points, open way through to Dressing Area with hanging rails, shelving and chest of drawers in addition to dressing table with large mirror over. Television.

## **EN-SUITE CLOAKROOM**

UPVC double glazed window to side, recessed light, low level WC, pedestal wash hand basin with monobloc mixer tap and mirror over, panelled radiator.

## **BEDROOM 2 (7' 10" X 5' 8") OR (2.38M X 1.73M)**

Aspect to the side elevation through UPVC double glazed window, recessed light, panelled radiator, bed recess with bedside table and storage cupboards over with central display shelf. Single wardrobe, wall mounted television.

## **SHOWER ROOM**

Obscure UPVC double glazed window to side, recessed light, double shower cubicle, low level WC, pedestal wash hand basin with monobloc mixer tap, mirror fronted medicine cabinet over with lighting.

## **OUTSIDE**

Enclosed Sun Deck with steps leading to an additional patio area where there is a brick built barbeque and garden store. The grounds are maintained and mainly laid to lawn.

## **SITE INFORMATION**

On the southern edge of the New Forest and just a short stroll away from the peaceful shingled shores of the beach at Milford-on-Sea.

A leafy parkland setting is the perfect backdrop for getting back to nature, plus with the beach at Milford on Sea just a short distance away, you'll have the best of coast and countryside.

Access to the main Beachcomber complex with swimming pools, bar, restaurant and first-class entertainment.

## **PITCH FEE**

The Park closes Jan 5th and reopens Feb 10. A 56 day rule applies, i.e. You can only be on site for a max of 56 days, thereafter you must vacate for a minimum of 7 days. You are permitted to rent the holiday home. All holiday homes must fully insured, either via Shorefield or independently (you must provide evidence of this to Shorefield).

Pitch/Site Fees per year: The vendor informs us that the pitch fee for 2024 is £3,582.00 per half year as at March 2024. Due 1st November each year, can be paid half yearly or monthly, this fee includes WiFi, site maintenance, grass cutting, lighting etc. Refuse collection from designated locations, membership to Leisure Club facilities (10 persons can also be listed as guests to Holiday Home owner).

An owners discount is available to use in Shops, Bars and restaurants located on site within Leisure Club/ Reception.

## **VIEWING ARRANGEMENTS**

Viewing Strictly by appointment. To arrange to see this property please phone Ross Nicholas & Company on 01425 625500.

## **DIRECTIONAL NOTE**

From our Office in Old Milton Road proceed down to the A337 Lymington Road and turn left and continue until reaching Downton. Turn right on reaching Downton Lane and Shorefield will be found on the left.

## **PLEASE NOTE**

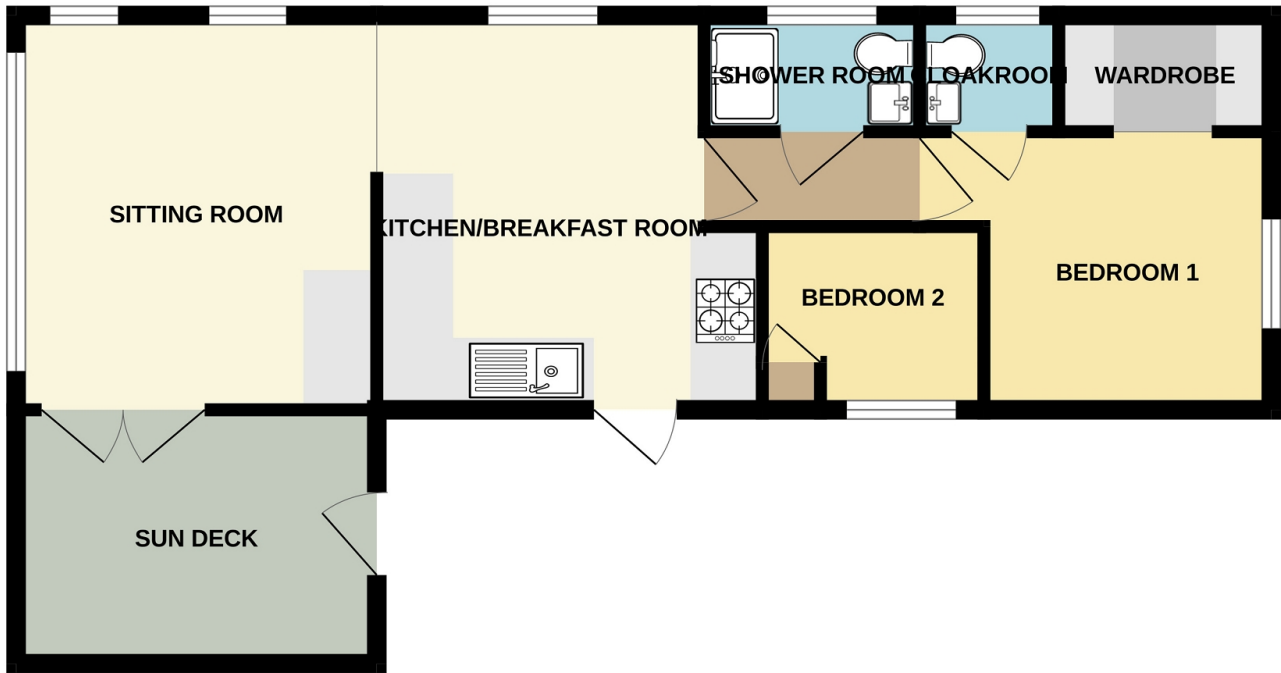
Please Note All measurements quoted are approximate and for general guidance only. The fixtures, fittings, services and appliances have not been tested and therefore, no guarantee can be given that they are in working order. Photographs have been produced for general information and it cannot be inferred that any item shown is included with the property.

## **TENURE**

The resale tenure for this property is Leasehold



GROUND FLOOR  
534 sq.ft. (49.6 sq.m.) approx.



ROSS NICHOLAS ESTATE AGENTS

TOTAL FLOOR AREA : 534 sq.ft. (49.6 sq.m.) approx.

Whilst every attempt has been made to ensure the accuracy of the floorplan contained here, measurements of doors, windows, rooms and any other items are approximate and no responsibility is taken for any error, omission or mis-statement. This plan is for illustrative purposes only and should be used as such by any prospective purchaser. The services, systems and appliances shown have not been tested and no guarantee as to their operability or efficiency can be given.  
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